Appendix A

Charles County Comprehensive Plan 2010 and 2040 Baseline Housing, Population and Employment Projections. Methodology Steps.

1. Develop 2010 countywide baseline numbers using Census 2010 (public law data release) and COG 12-10 projections (for employment)
2. Develop 2040 countywide control total numbers from MDP 11- 10 projections (for population) and COG 12-10 projections (for employment)
3. Develop 2010 baseline housing units by census block group
4. Assign 2010 baseline housing units by census block group to COG TAZs (traffic analysis zones). This involved splitting some block group data among TAZs (used MDPropertyview and COG 12-10 projections to help assignment).
5. From baseline housing units developed 2010 households (occupied housing units), group quarters, and population by TAZ using census data.
6. Assigned committed housing units from Land Use Status Map and associated databases to TAZs. This included assumptions regarding what % of committed housing units would be built by 2040 – for example, assumed that 50% of WUDS capacity would be built, 75% of St. Charles.
7. Compared resulting committed housing unit totals to 2040 countywide control total numbers.
8. Compared committed housing units to 75% of development inside the DD and 25% outside the DD 2006 Comprehensive Plan policy goal.
9. Assigned "difference" between committed housing units and 2040 countywide control total housing units to TAZs based on 75%/25% policy and remaining capacity in TAZs.
10. From 2040 housing units developed 2040 households (occupied housing units), group quarters, and population by TAZ using vacancy rate projection, household size projections, and group quarters growth assumptions).
11. Used COG 2040 projections by TAZ for employment.
12. Subtracted 2040 housing unit projections from total housing unit capacity from Land Use Status Map to calculate remaining housing unit capacity.
13. Assigned TAZ 2010 and 2040 housing unit, population, and employment data to Comprehensive Plan Survey Areas (this involved splitting a small number of TAZs).

The individual TAZ data is available electronically and can be reconfigured to different geographies.